

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Jose

State: CA

PJ's Total HOME Allocation Received: \$66,968,554

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	89.07 %	91.11 %	50	91.92 %	25	31	
% of Funds Disbursed	78.73 %	82.09 %	53	82.65 %	29	27	
Leveraging Ratio for Rental Activities	2.78	5.72	56	4.67	24	34	
% of Completed Rental Disbursements to All Rental Commitments***	79.78 %	73.27 %	41	81.09 %	29	24	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.81 %	62.86 %	35	68.72 %	51	46	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.32 %	77.58 %	42	79.93 %	60	48	
% of 0-30% AMI Renters to All Renters***	46.99 %	40.22 %	35	44.94 %	53	53	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.08 %	92.30 %	57	94.87 %	25	26	
Overall Ranking:			In State: 32 / 92		Nationally: 44 43		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,425	\$32,812		\$25,717	1,013 Units	65.00 %	
Homebuyer Unit	\$48,544	\$20,065		\$14,669	251 Units	16.10 %	
Homeowner-Rehab Unit	\$12,323	\$26,734		\$20,391	295 Units	18.90 %	
TBRA Unit	\$0	\$2,804		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$96,003	\$382,155	\$12,323
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	37.6	33.5	50.8	0.0	Single/Non-Elderly:	39.9	45.4	22.4	0.0
Black/African American:	16.9	2.4	3.4	0.0	Elderly:	30.5	2.4	42.0	0.0
Asian:	5.3	26.7	17.3	0.0	Related/Single Parent:	14.8	14.3	12.2	0.0
American Indian/Alaska Native:	0.4	0.0	1.7	0.0	Related/Two Parent:	12.6	25.9	16.9	0.0
Native Hawaiian/Pacific Islander:	0.0	3.2	1.0	0.0	Other:	2.2	12.0	6.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.0	0.0					
Asian and White:	0.0	0.8	1.0	0.0					
Black/African American and White:	0.0	0.0	1.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.3	0.0					
Other Multi Racial:	0.7	4.0	5.4	0.0					
Asian/Pacific Islander:	11.7	2.4	0.0	0.0					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	27.3	27.1	16.9	0.0	Section 8:	23.9	0.0 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	9.8			
1 Person:	54.8	43.0	33.6	0.0	Other:	11.2			
2 Persons:	21.4	16.7	34.2	0.0	No Assistance:	55.1			
3 Persons:	13.6	21.9	14.2	0.0					
4 Persons:	6.8	12.0	8.8	0.0					
5 Persons:	2.0	4.8	5.8	0.0					
6 Persons:	1.3	0.8	2.0	0.0					
7 Persons:	0.1	0.8	0.7	0.0					
8 or more Persons:	0.1	0.0	0.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		15		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose State: CA Group Rank: 44
(Percentile)
State Rank: 32 / 92 PJs Overall Rank: 43
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	79.78	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	70.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	94.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

